

COUNTY SURVEYORS FILE DATA  
DO NOT REMOVE FROM OFFICE

# MINOR LAND PARTITION

PART OF LOT 33, EDEN ORCHARDS  
SECTION 34, T26S, R7W, W.M. DOUGLAS COUNTY, OREGON  
MARCH, 1979  
SCALE: 1" = 200'

FILED  
RECEIVED 144

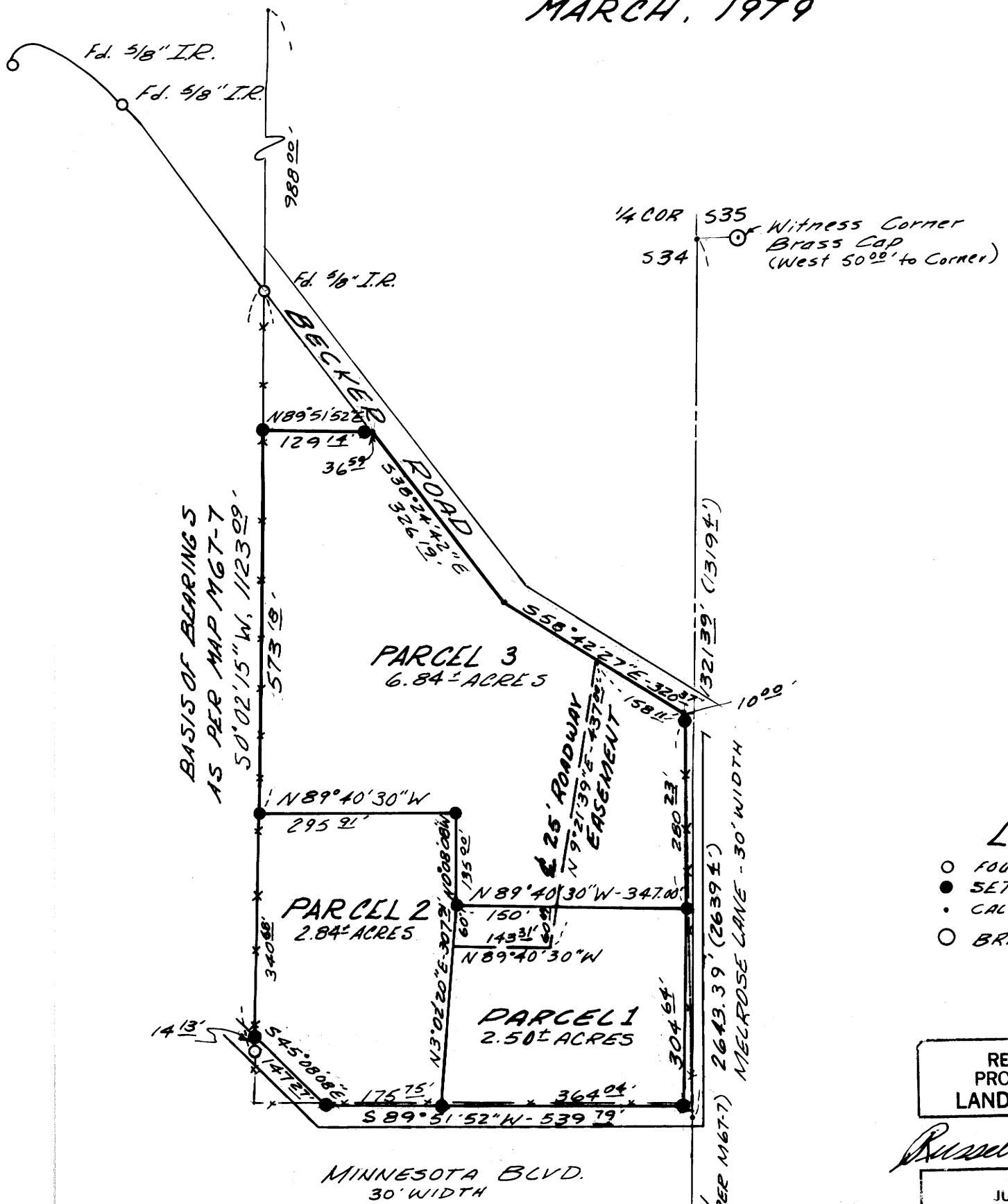
APR 16 1979

COUNTY SURVEYOR  
DOUGLAS COUNTY, ORE.

STATE OF OREGON )  
COUNTY OF DOUGLAS ) SS.

I, DORIS L. WADSWORTH, COUNTY CLERK  
AND RECORDER OF CONVEYANCES, IN AND FOR  
SAID COUNTY, DO HEREBY CERTIFY THAT THE  
WITHIN INSTRUMENT WAS RECORDED THIS DAY:

MAP FILE M76-50



**OWNER :** ALICE SMALLE  
6121 NORTH GRANITE REEF RD.  
SCOTTSDALE, ARIZONA 85251

**PARTITIONER :** RAYMOND A. ANDERSON - 673-5615  
130 BECKER RD.  
ROSELBURG, OREGON 97470

**NUMBER OF LOTS :** 3

**WATER SUPPLY :** UMPQUA BASIN WATER ASSOCIATION

**SEWAGE :** SEPTIC TANK

**ENGINEER :** ALPHA OMEGA ENGINEERS INC.  
1622 NE VINE ST.  
FRONTIER VILLAGE  
ROSELBURG, OREGON 97470  
672-7151

**SURVEYOR :** RUSSELL T. PINARD 745-7246  
6550 NW SUMAC  
CORVALLIS, OREGON 97330

1979 APR 11 AM 3 37

BY Mary J. DeWitt  
DEPUTY

No. \_\_\_\_\_ FEE 3.00

DOUGLAS COUNTY OFFICIAL RECORDS

79-05772

## LEGEND

- FOUND 5/8" IRON ROD
- SET 3/8" REBAR
- CALCULATED POINT
- BRASS CAP (FD.)

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Russell T. Pinard*

OREGON  
JULY 16, 1971  
RUSSELL T. PINARD  
958

### DESCRIPTION OF A 25' ROADWAY EASEMENT

Beginning at a point on the south line of Becker Road, from which the Northeast Corner of Parcel 3 bears S 58°42'27"E 158' feet, thence S 92°13'39"W 437' feet and N 89°40'30"W 143' feet to a point on the east line of Parcel 2.

## DESCRIPTIONS

**PARCEL 1**  
Beginning at the Southeast Corner of Parcel 1, from which the 1/4 Corner common to Sections 34 and 35, T26S, R7W, W.M. bears N 89°51'52"E 150' feet and N 0°08'08"W 1306' feet, thence along the north line of Minnesota Blvd. S 89°51'52"W 364' feet, thence N 3°02'20"E 307' feet, thence S 89°40'30"E 347' feet to the west line of Melrose Lane, thence along said west line S 0°08'08"E 304' feet to the point of beginning, all in Lot 33, Eden Orchards, Section 34, T26S, R7W, W.M., containing 2.50 acres, more or less.

**PARCEL 2**  
Beginning at the Southeast Corner of Parcel 2, from which the 1/4 Corner common to Sections 34 and 35, T26S, R7W, W.M. bears N 89°51'52"E 379' feet and N 0°08'08"W 1306' feet, thence along the north line of Minnesota Blvd. S 89°51'52"W 175' feet and N 45°08'08"W 147' feet to a point on the west line of Lot 33, Eden Orchards, thence along said west line, N 0°02'15"E 340' feet, thence S 89°40'30"E 295' feet, thence S 0°08'08"E 135' feet, thence S 3°02'20"W 307' feet to the point of beginning, all in Lot 33, Eden Orchards, Section 34, T26S, R7W, W.M., containing 2.84 acres, more or less.

**PARCEL 3**  
Lot 33, Eden Orchards, Douglas County, Oregon, excepting therefrom the North 988 feet, that portion lying North of Becker Road and the above described Parcels 1 and 2.

## APPROVALS:

Keith L. Cubic  
PLANNING COMMISSION

4/5/79  
DATE

Francis L. Ingram  
DOUGLAS COUNTY SURVEYOR

4-10-79  
DATE

MAP FILE M76-39